



Planning & Zoning Commission
Tuesday, February 10, 2026 - 6:30 PM
MINUTES

1. Call to Order

Chairman Steve Dyer called to order the Planning and Zoning Commission meeting for Tuesday, February 10, 2026 at 6:39 p.m.

2. Roll Call

Present - Steve Dyer, Kyle Cook, Mark Zolendziewski, Brian Hiebel, Todd McConnell
Absent - None

Staff present - Sean Staneart - City Manager, Ryan Green - City Council, Chris Hermann - City Planner/MKSK, Teresa Monroe - Clerk of Council

Public present - Justin Fox, Rodney Johnson, Alan Benton

3. Public Comment on items not on the agenda

No comments

4. TABLED - Application # 9-22-25 Conditional Use; 65 S. Main Street - Wall mural

Applicant has not provided the requested information, application remains tabled.

5. Section 1159 Light Manufacturing

a. Memo/Ordinance draft withdrawn by council - Sent back to P&Z for further consideration

Sean Staneart provided background; the application for the text amendment went to council, they had a couple of readings and had some public participation from the property owners, who are also here tonight. They conveyed some concerns to council, and council at that time said they would have the Planning and Zoning Commission reevaluate. Mr. Staneart said the concerns of the property owners are related to the areas that are not being opened up for the increased permitted uses within the Commerce Blvd. area. Sean Staneart said that City Council did not articulate any desired changes, but wanted to allow the property owners an opportunity to share their concerns in a more appropriate realm to see if there is a way forward to modify it, or keep it the same, and to see if it were possible to alleviate all the concerns associated.

Planner Trevor Traphagen provided a memo which has been provided to the Commission. Tonight, Chris Hermann, with MKSK was in attendance. Kyle Cook said the current code has a lot of outdated purposes and doesn't have a lot of offerings to people who want to do business here. He said they missed opening it up for Endeavor Court to be included, right now the way it is worded, it restricts the current businesses from growing in that area if they would like to expand. He said also Sportsmans Club Road should be added so that the whole Light Manufacturing district can be an opportunity for developers and manufacturing to come in. Kyle said that council sent this back to Planning and Zoning to discuss adding Endeavor Court and Sportsmans Club so that Light Manufacturing can be opened up to more possibilities. Sean Staneart said that is the request from the property owners on Sportsmans Club Road; the way the proposed amendment is written right now, the permitted uses only apply to properties on Commerce Blvd. and US62. The property owners would like to see the uses expanded to Sportsmans Club Road as well as Endeavor so their properties could have the allowed uses also. Sean Staneart said that originally they (council) wanted to restrict the increased use along Track and Ford Streets, the restriction on Commerce Blvd. and the US62 side and not bringing in Sportsmans Club as well as Endeavor Court really related around the potential for increased traffic as the SR37 and US62 intersection is

problematic as it is. There was a concern that increasing different types of employment and not knowing what type of employment could exist, could have unintended consequences and potentially create a larger problem at that particular intersection. He said this was meant to allow only the built-out areas to have some additional entitlements. Sportsmans Club and Endeavor Court would unlock a large amount of land with additional entitlements which could have different types of manufacturing or employment centers that would potentially produce either employment traffic or logistical traffic related to whatever industry they are a part of, truck traffic etc. Kyle Cook said Trevor also said so would residential. Kyle said he would add Endeavor and Sportsmans Club. Mark Zolendziewski said if they add Endeavor Court, there's one call out in there for paint and powder coating manufacturing, that it has to be no closer than 100 feet from any property line abutting an adjacent residential use. Just paint, so they could technically put something else on that property that's south of Endeavor Court that also has a lot of standing water on it, which will then impact all of Concord Crossing probably heavily because that plot goes all the way along the back side of Concord Crossing, whereas everything else currently has access there. Atrium owns all the way back there, they would be the only ones who would potentially be affected in the future for that, there's no frontage for Commerce Boulevard. He said their parking lot connects to it, so unless they expanded that particular building and consider it all one building all the way back. He said that's just his concern with Endeavor, if they include it, they could put a building right up against everybody's houses right there where both of those bodies of water on the map. So all of those people in Concord Crossing will have a building sitting in their backyard, if they don't limit everything to have 100 feet from an abutting residential property, if they only call it out in paint powder coating manufacturing. Some discussion on buffer and separation not being specifically called out, also questions on setbacks in subsection 4, that setback was not required. Todd McConnell called out aesthetic requirements that in the Light Manufacturing district, if abutting a non-light manufacturing property, it shall provide a minimum 25 ft landscape buffer that includes canopy trees and vegetation that will create a visual screen of a minimum of six feet.

Reference to the section on curb cuts and Sportsmans Club Road; Chris Hermann asked if the intent is to have drives to individual businesses happen on Sportsmans Club or is the intent to get a road off of Sportsmans Club that then has individual business uses off of it, he said he thinks that's an important distinction, if it was one big user with one drive, fine, if it's a number of smaller users, do they want a bunch of individual curb cuts on Sportsmans Club or do they want one access point? Chairman Dyer asked the property owners in the audience their thoughts. Justin Fox, representing Rodney Johnson, said they have been watching this process from afar now for several years. He said the commission has identified exactly what their concerns are, their hope is that this text as drafted is used to apply to Sportsmans Club Road properties.

Steve Dyer said if they expand that area, can the road handle it, what will happen with the Sportsmans Club intersection, the homes and people who live down there, does taking on that risk benefit our community. Brian Hiebel asked if the city would have to pay for future expansion of 37/62. Sean Staneart said there was a presentation about a month ago on some improvements that will be made to the 37/62 intersection related to some radius and turn lanes, to increase the traffic flow in that area. But there will not be additional lanes added, right now there has been no outerbelt or bypass that has been identified that is part of the study and scope they are doing at a very high level, certainly something to consider. Brian Hiebel asked about traffic studies that the businesses going in would have to conduct. Chris Hermann said the key thing with traffic studies is, it is about the impact of the use, lots of times communities are like, conditions are bad there already and we need improvements, but the reality is that you cannot burden a proposal to fix the background stuff with what they are creating.

Steve Dyer said that he loves the idea of limiting curb cuts, for all the people who live on that road and down that road and who come to town. Kyle Cook asked what would be typical. Chris Hermann said just like Commerce Drive, the whole idea is you get one street with one access point and having the internal development go to that one street with one access point onto the main network. Some discussion with the board and Mr. Benton on some history of the properties.

Kyle Cook said he would like to make a motion to approve this to council with the addition of Endeavor Court and Sportsmans Club Road. Some discussion for clarity on how best to amend the ordinance and edit 1159.02 (g) and to incorporate the Sportsmans Club Road curb cut discussion relative to 1159.04 C(2). It was noted that Tech already has two, maybe three curb cuts on Sportsmans Club Road, maybe they could limit the total number of curb cuts to four. Chris Hermann said it is within the commissions purview to restrict the number of curb cuts. Discussion on allowing two curb cuts per existing parcel. Chris said he would have to think about that, he will take their direction and try and write some language.

ACTION: Mark Zolendziewski moved to table discussion on section 1159 light manufacturing; Steve Dyer seconded and the vote was as follows:
AYES: Mark Zolendziewski, Steve Dyer, Kyle Cook, Todd McConnell, Brian Hiebel
NOES: None
ABSTAIN: None

Passed 5 - 0 TABLED

6. Other Business
No further business.

7. Adjourn
ACTION: Steve Dyer moved to adjourn; Kyle Cook seconded and all were in favor.
AYES: Steve Dyer, Mark Zolendziewski, Kyle Cook, Todd McConnell, Brian Hiebel
NOES: None
ABSTAIN: None

Passed 5 - 0

The meeting adjourned at 7:40 pm.